

**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY**  
**SPECIAL MEETING MINUTES**  
**CITY OF RENTON NEW LIFE - AQUA BARN AREA ANNEXATION (FILE NO. 2270)**  
**FEBRUARY 26, 2008**

The following Minutes are a summary of the Special Meeting/Public Hearing for the City of Renton New Life - Aqua Barn Area Annexation (File No. 2270). Complete written transcripts are available from the Boundary Review Board.

**I. CALL TO ORDER**

Claudia Hirsche, Chair, convened the meeting of February 26, 2008 at 7:08 P.M.

**II. ROLL CALL**

The following members were present at the Special Meeting and Public Hearing:

Evangeline Anderson	Charles Booth
Robert Cook	Robert George
Claudia Hirschey	John Holman
Roberta Lewandowski	Roger Loschen
Michael Marchand	

**III. PUBLIC HEARING**

**INTRODUCTION:**

Chair Hirschey opened the Special Meeting/Public Hearing. She stated that the purpose of the meeting is to conduct a public hearing in the matter of the proposed City of Renton New Life - Aqua Barn Area Annexation (File No. 2270), submitted to the Boundary Review Board in January 2008. The Boundary Review Board is charged with the task of providing independent review and decision-making with respect to applications for municipal annexation.

Chair Hirschey described the standards and procedures for a quasi-judicial public hearing.

Lenora Blauman, Executive Secretary, then described the proposed annexation as follows:

The City of Renton has submitted a Notice of Intention proposing to annex approximately 374 acres, known as the New Life - Aqua Barn Area. The New Life-Aqua Barn Area includes 79.9 acres of land (Maple Ridge Estates and View Point Estates) that overlaps land which is also established for incorporation into a proposed new City of Fairwood.

The New Life – Aqua Barn site is located on the northeastern side of the City of Renton. The site is variously bordered by the City of Renton and Unincorporated King County.

The New Life - Aqua Barn Area annexation was proposed under the petition method, pursuant to RCW 35A.14. The New Life - Aqua Barn Area property owners are reported to be interested in annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., water, sewer services) under the aegis of the City of Renton in order to support orderly, logical growth of governance and provision of coordinated public services/facilities to the New Life - Aqua Barn Area.

In conjunction with the transmittal of the Notice of Intention, the City of Renton invoked jurisdiction seeking a public hearing before the Boundary Review Board to provide citizens an independent venue for assessment of the proposed New Life - Aqua Barn Annexation.

Chair Hirschey stated that, following the conclusion of the public hearing, the Boundary Review Board will deliberate and make a decision with respect to the New Life - Aqua Barn Area Annexation. The Board will consider the state, regional, and local regulations which guide annexations. The Board may approve the New Life - Aqua Barn Area Annexation as proposed by the City of Renton. The Board may adjust the boundaries of the New Life - Aqua Barn Area Annexation. The Board may deny the entire New Life - Aqua Barn Area Annexation.

PROPONENT PRESENTATION: CITY OF RENTON: REBECCA LIND, PLANNING MANAGER,  
DEPARTMENT OF ECONOMIC DEVELOPMENT, NEIGHBORHOODS  
AND STRATEGIC PLANNING

At the Special Meeting/Public Hearing of February 26, 2008, Rebecca Lind presented the proposed New Life - Aqua Barn Area Annexation. Following is a summary of the statement (including responses to inquiries).

Ms. Lind reported that the City of Renton proposes the annexation of 374 acres, known as the New Life - Aqua Barn Area Annexation. In December of 2006, the City received a 10% Notice of Intent to Commence Annexation Proceedings from citizens of the area. In October of 2007, the 60% petition was submitted to the City.

Ms. Lind reported that the City of Renton welcomes citizens interesting in joining the jurisdiction but has a policy that does not provide for City officials to solicit annexations by community members. Thus, it is the citizens who defined the specific boundaries of the New Life - Aqua Barn Area Annexation. More specifically, the proposed New Life - Aqua Barn Area is bounded on the west by the City of Renton. The remainder of the area is bounded by unincorporated King County. New Life - Aqua Barn Area is located within the Urban Growth Boundary.

In December 2007, Renton's City Council adopted a Resolution for annexation, pursuant to Chapter 35A.14 RCW. In January 2008, the City submitted a Notice of Intention to the Boundary Review Board and, simultaneously, invoked jurisdiction to permit the citizens to participate in an independent review of the proposed annexation before the Boundary Review Board.

Ms. Lind noted that the New Life – Aqua Barn Area Annexation was submitted, as provided in statute (RCW 36.93.116), within 90 days of the submittal of the Notice of Intention for the proposed new City of Fairwood (File No. 2258). As such, RCW 36.93.116, *et seq.*, permits the Board to conduct review of the New Life – Aqua Barn Annexation in advance of completing review for the proposed Fairwood Incorporation.

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Ms. Lind stated that, at this time, the New Life – Aqua Barn is located wholly within Renton's Potential Annexation Area as established under the jurisdiction's Comprehensive Plan. The New Life – Aqua Barn Area is an essentially fully developed residential community which includes a range of single-family and multi-family residential units. Most of the subject area is designated Urban Residential 4-12 dwelling units/acre in the King County Comprehensive Plan and has received a designation by the City of Renton ranging from low-density residential use to medium-density residential use. Some future redevelopment is likely to occur in this Area. The New Life Church occupies a substantial portion of the Annexation Area. A small commercial development is planned on the Aqua Barn site.

The City of Renton is reportedly prepared to provide local governance and urban services (directly or by service contract) to the New Life – Aqua Barn Area including police, surface water management, road maintenance, land use and transportation planning, community services, development services, and most importantly as follows:

*Storm Water Management:* The City of Renton has adopted the *1990 King County Surface Water Design Manual*, by reference, in the City's Drainage (Surface Water) Standards (RMC 4-6-030) as the design standard for surface water control in development projects. Higher standards may be applied through environmental review. The City frequently requires mitigation based upon the County's *2005 Surface Water Manual for Conservation Flow* and will adopt next year the Washington State Department of Ecology's. *2005 Ecology Stormwater Manual*.

*Water Services:* The New Life - Aqua Barn Annexation is located within the Cedar River Water and Sewer District, an independent water district, serving the area. Water service would not change as a result of the proposed annexation.

**Sewer Services:** The Cedar River Water and Sewer District also is the designated sewer service provider for this area. However, much of the development in this area is currently served by septic systems and would likely remain on septic service until redevelopment occurs at which time connections would be provided to sanitary sewer service.

*(Note: The City would contract for Cedar River Water and Sewer District to provide sewers if New Life - Aqua Barn property owners request connections to the system. Additionally, the City of Renton would provide sewers if the King County Health Department, which has jurisdiction over sewage management, declares the septic systems to be inadequate or hazardous and deems sewers to be necessary to protect public health and welfare.)*

**Emergency Services:** Upon annexation, the Renton Police Department would replace the King County Sheriff as the provider of services to the New Life - Aqua Barn Annexation Area.

The area proposed for annexation lies within both Fire Districts #25 and #40. The Renton Fire Department currently provides fire services and medical emergency services to the New Life - Aqua Barn Annexation Area under a contract with Fire Protection District #25. Upon annexation, the City of Renton would continue to provide fire services and emergency services to New Life - Aqua Barn Area.

**Other Community Services:** Both County and City library facilities and recreation facilities would be available to the community. The City would provide either directly (or by contract with King County) for law and justice services, public health services, and other human services. Citizens would be able to access local recreational facilities at rates established for residents of the City.

There would be no change in School District boundaries. Children of the New Life - Aqua Barn Annexation Area would continue to attend schools in Renton School District No. 403.

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The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) which encourage local jurisdictions to govern, permit appropriate development, and support corollary public services/facilities in urban areas. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Further, the New Life - Aqua Barn Annexation is reported to be consistent with the King County Comprehensive Plan. For example, King County Comprehensive Plan/Countywide Planning Policy LU-31 calls for the County to identify and plan for governance of urban development areas within the Urban Growth Area

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Ms. Lind stated that the proposed New Life - Aqua Barn Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This Area is linked to east Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., Cedar River, Cedar River Park, Maple Valley Highway.)

The New Life - Aqua Barn Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas. The City of Renton has planned and can provide urban services to the New Life - Aqua Barn Annexation Area either directly or via agreements between the City and service providers (e.g., water, storm water, sanitary sewer, emergency services, law and justice, public health, parks and recreation).

Objective 4 calls for an action to prevent “abnormally irregular boundaries.” Ms. Lind reports that, while the boundaries of this proposed annexation are not geometrically regular, the proposed New Life – Aqua Barn Annexation does create an annexation which is one step, in

a series of actions by the City of Renton, to assemble all unincorporated area within the jurisdiction's Potential Annexation Area into an incorporated community. Should other citizens of nearby unincorporated areas (e.g., Elliott Farms Subdivision) wish to annex into Renton, the City would be willing to include those citizens. At present this community has expressed no interest in joining Renton, but has expressed interest in connection to the proposed City of Fairwood. Thus, ultimately, regular boundaries should be achieved in this area in keeping with RCW 36.93.180.

Ms. Lind reported that the annexation would conform to Objectives 5-7, which call for the achievement of coordinated communities with viable boundaries for a jurisdiction. More specifically:

- The New Life - Aqua Barn Annexation Area is located immediately adjacent to the City of Renton.
- The New Life - Aqua Barn Annexation Area is established for annexation to Renton under the City Comprehensive Plan.
- New Life - Aqua Barn Annexation Area residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit.

The New Life - Aqua Barn Annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Renton has conducted fiscal analyses related to the proposed New Life - Aqua Barn Annexation Area in order to identify General Fund revenues and costs associated with governance of/service to the New Life - Aqua Barn Area. The analysis was conducted for the existing full development scenario based both upon the current year and estimated future years. Studies estimate City expenditures at \$1,267,624 and revenues at \$1,234,628.

City officials state that the annexation is not anticipated to have a significant impact upon the community. More specifically, the addition of the New Life - Aqua Barn Annexation Area is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units.

If New Life - Aqua Barn Annexation Area residents decide that they wish to have other local services, and the City of Renton is designated as the service provider, it is likely that Local Improvement Districts will be developed to address costs to property owners for standard connections and services. Future capital needs and costs will be established and funded through the Renton Capital Investment Program and other funding systems as appropriate to the service (e.g., water, sewer service).

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In conclusion, Ms. Lind reported that the City of Renton supports this annexation in order to serve citizens of the New Life - Aqua Barn Annexation Area and the greater community. The City requests that the Boundary Review Board approve the New Life – Aqua Barn Annexation as proposed by the area citizens to the Renton City Council.

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## PRESENTATIONS BY GOVERNMENT JURISDICTIONS

KING COUNTY: GWEN CLEMENTS, SENIOR POLICY ANALYST, KING COUNTY EXECUTIVE – OFFICE OF MANAGEMENT AND BUDGET

Gwen Clemens, representing the King County Executive Office of Management and Budget, stated that King County officials support the City of Renton's proposal to annex the New Life - Aqua Barn Area. Within the framework of that support, Ms. Clemens identified three items for which the County desires to provide specific comment.

1. Elliott Farm Landmark Designation

Ms. Clemens stated that within the boundaries of the New Life – Aqua Barn Annexation Area lies Elliott Farm, located at 14207 Maple Valley Highway, which was designated as a landmark in 1990. King County Countywide Planning Policies (e.g., FW-25, CC-1, CC-2) require that such historic resources be accorded protection by all jurisdictions. These policies would apply to Elliott Farm under the governance of the City of Renton.

Ms. Clemens reported that the City of Renton and King County can create an interlocal agreement to protect Elliott Farms or the City of Renton may develop requirements for such protection. Absent either of these solutions, the County would continue to regulate the landmark designation by attaching stipulations to run with the title of the property. The City of Renton has indicated the intent to work with the County to ensure preservation of this area.

2. Overlap with the Proposed Fairwood Incorporation

Ms. Clemens recognized that a portion (79.9 acres) of the New Life – Aqua Barn Annexation overlaps with a proposal now before the Board for a new City of Fairwood (File No. 2258). Based upon historic studies and currently available data, it is generally concluded that there would be minimal impact from inclusion of this area in the New Life – Aqua Barn Annexation (and concomitant exclusion from the City of Fairwood).

3. Configuration of Boundaries

King County would have preferred that the New Life – Aqua Barn Annexation Area include the Elliott Farms Subdivision (immediately to the east of 140<sup>th</sup> Avenue SE) because it would have provided for a more customary regular boundary and improved service levels to the area. However it is recognized that the residents of this area declined to join in the annexation. Further, it is possible to continue service to the Elliott Farms Subdivision. As a result, the County is not willing to work to compel annexation at this time.

In sum, the County supports the interests of the citizens of the New Life - Aqua Barn Area and the City of Renton's commitment to annex the New Life - Aqua Barn Area, as follows:

- The State Growth Management Act (RCW 36.70A) calls for local jurisdictions to govern urban lands. The Act supports timely incorporation of urban lands to local jurisdictions.
- The King County Comprehensive Plan/Countywide Planning Policies and the City of Renton Comprehensive Plan support annexation of New Life - Aqua Barn Area to Renton.
- The City of Renton provides an established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area. The City and the County have been working together to develop land designations and uses that are appropriate for the New Life - Aqua Barn Area.
- Citizens would benefit by annexation to Renton in order to obtain a broad array of services including policing, emergency services, utilities, and other essential public facilities. The County has limited ability to provide efficient local services in urban unincorporated areas.
- Thus, King County requests that the Boundary Review Board consider the request by the City of Renton to approve the New Life - Aqua Barn Area Annexation.

PUBLIC TESTIMONY:

Eight persons testified – as representatives of community groups or as individuals – with respect to the proposed New Life - Aqua Barn Area Annexation. A summary of testimony (together with responses to inquiries by the Board members) is provided below.

Joseph Giberson – Fairwood Municipal Initiative:

Joseph Giberson, representing the Fairwood Municipal Initiative, stated that this organization represents group of citizens' seeking the incorporation of a new City of Fairwood.

Mr. Giberson reported support, in principle, for the annexation of the New Life – Aqua Barn Area. However, he reported concerns as to the manner in which the New Life – Aqua Barn Area – at 374 acres that encompasses Maple Ridge Estates and View Ridge Estates, an area of 79.9 acres, that overlap the boundaries of the new City of Fairwood -- addresses the provisions of RCW 36.93.180 (4) calling for the prevention of abnormally irregular boundaries. Mr. Giberson requests that the Board direct careful attention to this criterion.

Mr. Giberson further stated that the Fairwood Municipal Initiative wishes to recognize the preference of the residents of Maple Ridge Estates and View Ridge Estates to join the City of Renton rather than to continue to consider affiliation with the proposed new City of Fairwood. He stated, however, that he respectfully requests that the Board, in considering the designation of residents to local jurisdictions, remain mindful of the fact that the proposed incorporation remains an active file also requiring due consideration by the Boundary Review Board.

Ty Pendergraft – Aqua Barn

Ty Pendergraft, Aqua Barn, reported that his corporation supports the New Life – Aqua Barn Annexation which will enable the construction of a new community commercial development intended to serve the residents and visitors to the area. He reported that this action has the support of a substantial majority of the community members.

Loren Lichty – New Life Church

Loren Lichty, representing New Life Church, reported that the citizens of the area have been working diligently over an extended period of time to establish annexation boundaries that reflect the interests and commitment of community members to join the City of Renton. Support has been enthusiastic both from residents of the originally conceived 295 acre annexation and the approximately 79.9 acres added to the proposal on the basis of interest by the residents of Maple Ridge Estates and View Ridge Estates.

Mr. Lichty urged the Board to approve the annexation of 374 acres to enable to the community to enjoy affiliation with and governance by the City of Renton.

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General Testimony: Four individual citizens spoke in support of the New Life – Aqua Barn annexation to include New Life Church, the Aqua Barn, Elliott Farms Landmarks, Maple Ridge Estates View Ridge Estates, and the several other residential communities.

One resident spoke generally in favor of the entire New Life – Aqua Barn Annexation, with the proviso that the Elliott Farms Subdivision should be permitted to continue to explore affiliation with a proposed new City of Fairwood.

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Correspondence from the law firm of McCulloch Hill, representing Robert McCormick, Valley View Mobile Home Park (Exhibit G), was introduced into evidence for discussion on the record.

In sum, the letter addresses concerns relating to proposed zoning for the subject property. The property is designated for medium-density residential use under King County, but is slated for low-density residential use in the City of Renton. On that basis, the author is requesting that the Board either: "(1) require an appropriate land use designation and zoning ... equivalent to the R-12 designation as a condition of annexation; or () remove the property from the annexation area."

Board members requested that Special Assistant Attorney General Robert C. Kaufman provide direction in this matter. Mr. Kaufman reported the opinion that the Board is, in fact, authorized to consider comprehensive planning and zoning but that the Board does not have authorization to establish or require specific land use or zoning designations. In order for the Board to deny an annexation, members must find that the action fails to advance pertinent criteria. The achievement of specific criteria must be addressed through deliberation by the Board in this matter.

**REBUTTAL:** REBECCA, CITY OF RENTON: PLANNING MANAGER; DEPARTMENT OF ECONOMIC DEVELOPMENT, NEIGHBORHOODS AND STRATEGIC PLANNING

Ms. Lind stated that, based upon the request of the New Life - Aqua Barn Area citizens, the City of Renton has adopted a Resolution to permit the community to annex to Renton.

The City of Renton is prepared to provide development review under Renton Zoning Regulations that establish standards that will guide ongoing uses and redevelopment on New Life - Aqua Barn properties. With respect to the zoning of the area, Ms. Lind reports that the City of Renton has an adopted Comprehensive Plan which includes community commercial use, low-density residential use and medium density residential use.

Ms. Lind reported that the Valley View Mobile Home Park has been designated for the medium-density residential use sought by the representatives of that development.

In the event that the property owners of the Valley View Mobile Home Park – or any other property in the New Life – Aqua Barn Area -- wish a different designation, a request to modify land use designation/zoning may be made to the Renton City Council.

In addition, the City is prepared to provide environmental review to New Life - Aqua Barn based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g. Cedar River, sensitive terrain, underlying aquifer, habitat areas). Regulations include, but are not limited to, the Critical Areas Ordinances; Drainage/Surface Water Standards.)

Fire service and police service will be available immediately to the residents of the entire New Life – Aqua Barn Area. The City will continue to work collaboratively with King County and with area special purpose districts to provide coordinated services both within the boundaries of the new life – Aqua Barn Area and to neighboring unincorporated properties – e.g., Elliott Farms Subdivision.

Ms. Lind recognized the irregular boundaries of the proposed annexation. She stated, however, that the proposed New Life – Aqua Barn Annexation does create an annexation which is part of an overall plan by the City of Renton, to assemble all territory within the jurisdiction's Potential Annexation Area into an incorporated community. Should other citizens of nearby unincorporated areas (e.g., Elliott Farms Subdivision) wish to annex into Renton, the City would be willing to include those citizens. At present this community has been invited – but has expressed no interest in joining Renton. These residents have expressed interest in connection to the proposed City of Fairwood. Thus, connection to Fairwood or Renton will be achieved over time. At that point, regular boundaries should be achieved in this area in keeping with RCW 36.93.180.

Ms. Lind concluded that, at annexation, the City has established a program to work with the citizens to develop plans and programs relating to land uses, preservation of environmentally sensitive areas, and provision of services.

#### **IV. DETERMINATION OF THE STATUS OF THE PUBLIC HEARING**

At the completion of public testimony at the February 26, 2008 Special Meeting/Public Hearing for the New Life - Aqua Barn Area Annexation, Chair Hirschey instructed the Board with respect to procedures for closure (or continuation) of the public hearing. She reported that the Board could choose to continue the hearing to obtain more information, to close the public hearing while

holding open the record for additional information, or to close the hearing and deliberate for a decision on the proposed action.

*Action: Roger Loschen moved and Michael Marchand seconded a motion that the Boundary Review Board proceed to close the record and enter into deliberations and preliminary decision-making for the City of Renton New Life - Aqua Barn Annexation (file No. 2270). The motion was adopted by unanimous vote.*

## **V. DISCUSSION AND DELIBERATION**

Chair Hirschey stated that the Board is required by statute to consider the state, regional, and local regulations which guide annexations. The Board may approve the New Life - Aqua Barn Area Annexation as proposed by the City of Renton. The Board may adjust the boundaries of the New Life - Aqua Barn Area Annexation. The Board may deny the entire New Life - Aqua Barn Area Annexation.

Chair Hirschey invited the Board members to enter a motion with respect to the proposed annexation.

*Action: Roger Loschen moved and Evangeline Anderson seconded a motion that the Boundary Review Board direct the Executive Secretary to prepare a Resolution and Hearing Decision for consideration of the Board approving the New Life – Aqua Barn Annexation by the City of Renton, File No. 2270, as submitted to the Board on January 3, 2008.*

Chair Hirschey invited the Board members to begin discussion of the proposed annexation.

Roger Loschen, speaking in support of the motion, stated that approval of the proposed annexation is supported by findings of fact and findings of law. With respect to the facts, Mr. Loschen reported that the citizens have stated, by petition, their interest in joining the City of Renton. He stated that the City of Renton includes the New Life – Aqua Barn properties in its Comprehensive Plan and Potential Annexation Area.

Mr. Loschen stated that, with respect to findings of law, the Board has been advised by Robert Kaufman (legal counsel) that, pursuant to RCW 35.02 and RCW 36.93, Board members may presently consider the entirety of the New Life - Aqua Barn Area for annexation into Renton – including that 79.9 acre territory that is simultaneously under consideration for incorporation into a proposed new City of Fairwood.

Further, Mr. Loschen stated that the proposed annexation generally satisfies the factors and objectives to be considered by the Board under the Boundary Review Board Act (e.g., RCW 36.93.170, RCW 36.93.180, *et seq.*), the State Growth Management Act (RCW 36.70A), and the City of Renton Comprehensive Plan. More specifically:

- The proposed New Life – Aqua Barn Annexation satisfies RCW 36.93.180 Objective 1, which calls for the preservation of neighborhoods and Objective 2 which calls for use of physical boundaries to define an annexation area. This Area is linked to east Renton by social fabric (e.g., similar land uses and open spaces, shared sense of community) and by natural/built geographic features (e.g., Cedar River, Cedar River Park, Maple Valley Highway.)
- The New Life - Aqua Barn Annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objective 5 and Objective 7, which call for the achievement of reasonable boundaries for a jurisdiction, as follows:
  - The New Life - Aqua Barn Area is located immediately adjacent to the City of Renton.
  - The New Life - Aqua Barn Area is established for annexation to Renton under the City Comprehensive Plan.
  - The City of Renton has planned and can provide urban services to the New Life - Aqua Barn Area either directly or via agreements between the City and service providers (e.g., water, storm water, sanitary sewer, emergency services, law and justice, public health, parks and recreation).



- New Life - Aqua Barn Area residents petitioned for annexation in order that services and land use regulations affecting their community may be efficiently coordinated by a single local government unit.
- The New Life - Aqua Barn Annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.
- The New Life – Aqua Barn Area boundaries are not regular in form, as envisioned in RCW 36.93.180 Objective 4. The irregular boundaries, however, reflect the preference of citizens for inclusion in and for exclusion from the City of Renton. At present, based upon a determination by the Supreme Court of Washington, the Board is not authorized to extend the New Life – Aqua Barn Area annexation to create a more regular boundary.
- RCW 36.93.180 (Objective 6 and Objective 9) do not apply to this action.

Chair Hirschey invited comment from other Board members. Members offered the following statements:

- The City of Renton has a Comprehensive Plan, consistent with the requirements of the Growth Management Act (RCW 36.70A) which does provide for annexation of the New Life – Aqua Barn Area and including a larger Potential Annexation Area including the surrounding territory.
- Citizens of areas adjacent to the currently proposed New Life – Aqua Barn Area (e.g., Elliott Farms Subdivision) were afforded a reasonable opportunity to join the City of Renton at this time and have declined to do so. Although annexation of these areas would afford a more regular boundary, there are significant differences in the areas – e.g., extremely steep topography – that create a separation which affords reasonable justification to the proposed boundaries of the New Life – Aqua Barn Area.
- Although the currently proposed boundaries for New Life – Aqua Barn do not include all areas which would permit a regular boundary, the City of Renton reports that the New-Life Aqua Barn annexation is an interim action, and, as such, it is recognized that the properties excluded from the New Life – Aqua Barn Area remain slated for transfer to a local jurisdiction either by future annexation to Renton, by virtue of the fact that the properties remain in Renton's Potential Annexation Area or by affiliation with a proposed new City of Fairwood. Therefore, the currently proposed annexation can be considered as forward progress toward achievement of RCW 36.93.180 (Objective 4.)
- Although the current action raises some issues, which could result in challenges for management of future governance of the territories surrounding the New Life – Aqua Barn Area, it is recognized that neither the Board's statutory mandate nor the ethics under which the Board operates permits the inclusion of unwilling citizens into this proposed action.
- City of Renton representatives have provided to the Board both written documentation and testimony sufficient for the Board to determine that the City of Renton is willing and has the capacity to undertake annexation in order to govern and provide services to the New Life - Aqua Barn Area.
- King County representatives have also provided to the Board both written and oral testimony describing support for the New Life - Aqua Barn Area Annexation based upon the King County Comprehensive Plan/Countywide Planning Policies.

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## **VI. CONCLUSION**

At the close of discussion, Chair Hirschey called for a vote on the motion for a preliminary decision with respect to the New Life - Aqua Barn Area Annexation.

*Action: Roger Loschen moved and Evangeline Anderson seconded a motion that the Boundary Review Board direct the Executive Secretary to prepare a Resolution and Hearing Decision for consideration of the Board approving the New Life – Aqua Barn Annexation by the City of Renton, File No. 2270, as submitted to the Board on January 3, 2008. The motion was adopted by unanimous vote.*

## **VII. ADJOURNMENT**

Action: Evangeline Anderson moved and Michael Marchand seconded a motion to adjourn the Boundary Review Board Special Meeting. The Board voted unanimously in favor of the motion. The meeting was adjourned at 9:35 P.M.